

CITY OF FORT WORTH, TEXAS

PUBLIC NOTICE OF A MEETING AT WHICH THE FORT WORTH CITY COUNCIL WILL CONSIDER APPROVAL OF A TAX ABATEMENT AGREEMENT

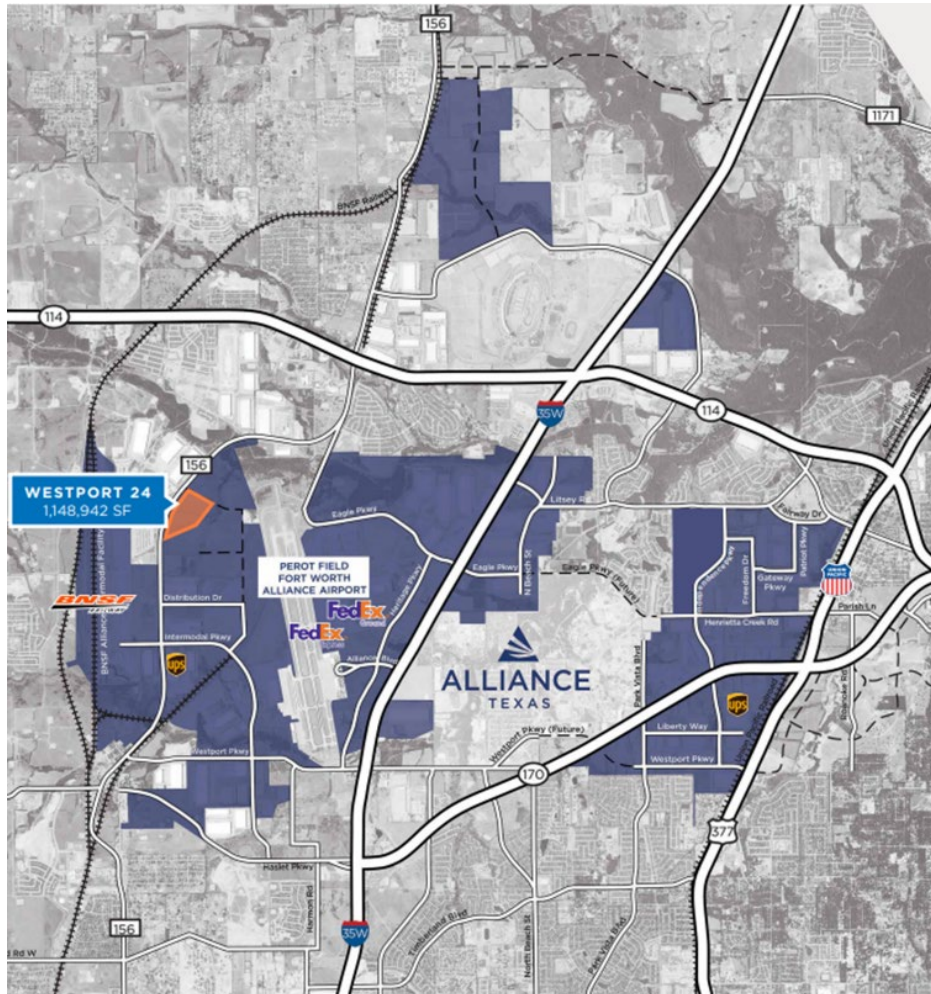
Pursuant to Section 312.207 of the Texas Tax Code, notice is given that the Fort Worth City Council (“City Council”) will consider approval of a tax abatement agreement as an agenda item at its regularly scheduled meeting **on Tuesday, February 10, 2026, at the City Council Chamber, City Hall, 100 Fort Worth Trail, Fort Worth, Texas, beginning at 6:00 P.M.**

Tax Abatement Agreement Information Required by Section 312.207, Texas Tax Code:

1. **Name of the Property Owner and Applicant for the Tax Abatement Agreement:** The name of the property owner and applicant for the tax abatement agreement is Stellar Energy Americas, Inc.
2. **Name and Location of the Reinvestment Zone:** The name of the proposed reinvestment zone in which the property subject to the tax abatement will be located is Tax Abatement Reinvestment Zone Number One Hundred Fifteen (“TARZ 115”), which will be considered for creation by the City Council prior to consideration of the tax abatement agreement. TARZ 115 will consist of 66 acres located at 15060 Blue Mound Rd., Fort Worth, Texas 76177, as depicted in the attached Exhibit A.
3. **General Description of the Nature of Improvements:** The tax abatement agreement includes improvements to an approximately 1,148,942 square feet building to be used for cooling equipment manufacturing and related improvements.
4. **Estimated Cost of the Improvements:** The estimated costs of the improvements are: (i) \$34,000,000 in real property improvements; and (ii) \$45,500,000 in new business personal property.

This notice has been given in a manner required by the Section 312.207 of the Texas Tax Code and Chapter 551 of the Texas Government Code.

**EXHIBIT A
DEPICTION OF TARZ 115**



DESCRIPTION OF THE LAND

BEING A TRACT OF LAND SITUATED IN THE G. OVERTON SURVEY, ABSTRACT NUMBER 972, THE A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1553 AND THE L.A. BUTLER SURVEY, ABSTRACT NUMBER 64, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN INSTRUMENT NUMBER 2019-99456, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE WEST LINE OF SAID REMAINDER, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2023-112, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD, RECORDED IN SPECIAL WARRANTY DEED TO THE CITY OF FORT WORTH, INSTRUMENT NUMBER 2017-110923, SAID REAL PROPERTY RECORDS, ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE WEST LINE OF SAID REMAINDER AND THE EAST RIGHT-OF-WAY LINE OF SAID BLUE MOUND ROAD, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 774.42 FEET, THROUGH A CENTRAL ANGLE OF 09°53'46", HAVING A RADIUS OF 4483.66 FEET, THE LONG CHORD WHICH BEARS N 16°30'28"E, 773.45 FEET, TO A 5/8 IN IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH THE WEST LINE OF SAID REMAINDER, BEING THE EAST RIGHT-OF-WAYLINE OF SAID BLUE MOUND ROAD, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 1570.85 FEET, THROUGH A CENTRAL ANGLE OF 20°04'25", HAVING A RADIUS OF 4483.66 FEET, THE LONG CHORD WHICH BEARS N 31°29'33"E, 1562.83 FEET, FROM WHICH A TXDOT MONUMENT FOUND, BEARS N 02°09'10"W, 0.12 FEET;

THENCE N 41°31'45"E, CONTINUING WITH SAID WEST LINE, BEING THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD, IN ALL 874.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE WEST LINE OF SAID REMAINDER TRACT, FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND, BEARS N 41°31'45"E, 1411.99 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OVER AND ACROSS SAID AIL INVESTMENT REMAINDER TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 48°27'55"E, 1428.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 04°15'07"W, 166.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 41°32'05"W, 1116.95 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 51°47'23"W, 188.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

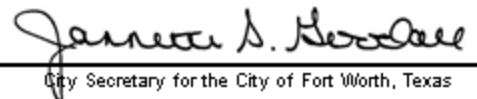
S 71°07'47"W, 134.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 78°09'48"W, 1016.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 48°27'55"W, 425.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 68°32'07"W, 132.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,150,697 SQUARE FEET OR 72.330 ACRES OF LAND MORE OR LESS.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was stamped on the following date and time Friday, January 09, 2026 at 10:30 A. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas